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601 BARTON

STREET EAST, HAMILTON



CBRE

LAND
SERVICES
GROUP

HISTORIC GIBSON SCHOOL PLANNED AS A RESIDENTIAL CONVERSION

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ABOUT THE OFFERING

On behalf of GlassRatner Inc. as Court-Appointed Receiver and not in its personal capacity, CBRE's Land Services Group is pleased to offer for sale the Gibson School (the "Building"), a unique residential conversion project located at 601 Barton Street East, in Hamilton (known as the "Site", "Property" or "Project").

The Gibson School is a Property of Cultural Heritage value with the main portion of the building being constructed in 1914 and operating as a school until 2009. There was an addition made to southern portion of the building in 1963 with the construction of a gymnasium and an administrative wing. The building contains a gross floor area (GFA) of $\pm 37,100$ sq. ft. with a basement containing an additional $\pm 15,900$ sq. ft. situated on 1.22 acres of land.

The Site was planned as a conversion project where the existing school would be converted into 47 loft-style units ranging in size from 500 sq. ft. to 1,400 sq. ft. consisting of studio, one-bedroom, two-bedroom, and live/work or townhouse style units. The Project was planned to incorporate the existing historical elements of the school including the original floors and brick walls throughout the building. All parking for the Project was planned to be provided at-grade through the use of the existing school yard and a new parking lot at the southwest corner of the Site.

The conversion of the school has commenced with the removal of all interior school fixturing including the drop-ceilings and plaster from the brick walls. Other work that has commenced includes the installation of new windows, interior framing and the strengthening of the roof.

The Property represents a rarely offered conversion project where construction has begun allowing a purchaser to continue with the planned conversion project or pivot towards an alternative use.



INVESTMENT HIGHLIGHTS

MULTIPLE FRONTAGES

The Site occupies two prominent corners along Barton Street East, providing exceptional exposure. This enhances the Property's frontage with a combined total of approximately 677 ft. along Barton Street East, Gibson Avenue, and Birch Avenue.

LANDMARK GIBSON SCHOOL

Built in 1914, the Gibson School was designated as a Property of Cultural Heritage Value in 2016. The school serves as a landmark building within the Gibson community having been around for over 100 years and operating as a school until 2009.



RENOVATIONS COMMENCED

Construction within the school has commenced with the original brick walls being exposed, new windows installed and interior framing in progress. The original drop-ceilings and vinyl floors were removed to expose original flooring and ceiling heights ranging from 11 to 16 ft. throughout the building.

EXISTING CONDITIONS

The Project has reached a stage where all interior fixturing has been removed. This allows a purchaser to proceed with the originally planned conversion project or pivot towards an alternative use.





PROPERTY INFORMATION

PIN:

171940347

TOTAL SITE AREA:

1.22 acres

BUILDING GFA:

±37,100 sq. ft. with a basement containing an additional ±15,900 sq. ft.

FRONTAGE:

139.89 ft. along Barton Street East, 268.73 ft. along Birch Avenue, and 268.21 ft. along Gibson Avenue.

OFFICIAL PLAN:

The Site is designated Mixed Use – Medium Density and Neighbourhoods within the Urban Hamilton Official Plan.

ZONING:

The Property is zoned E/S-1724 as per the City of Hamilton Zoning By-law 9563.

EXISTING CONDITIONS:

The Property is currently under renovation within the Building.

HERITAGE CONSIDERATIONS:

The Building is designated as being of cultural heritage value or interest.

PARKING:

All parking was proposed at-grade with 35 spaces within the existing parking lot and an additional 5 spaces to be constructed at the southwest corner of the Site.

ACCESS:

Access to the Site is currently provided from Gibson Avenue. An additional access point was planned to be provided from Birch Avenue.

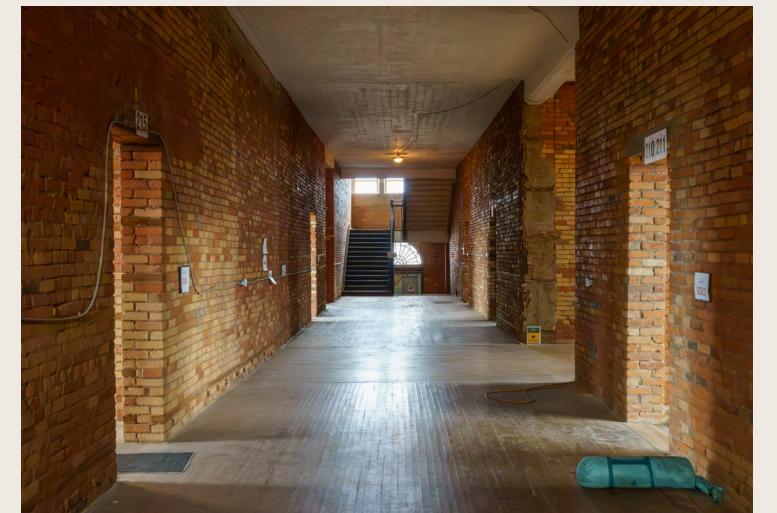
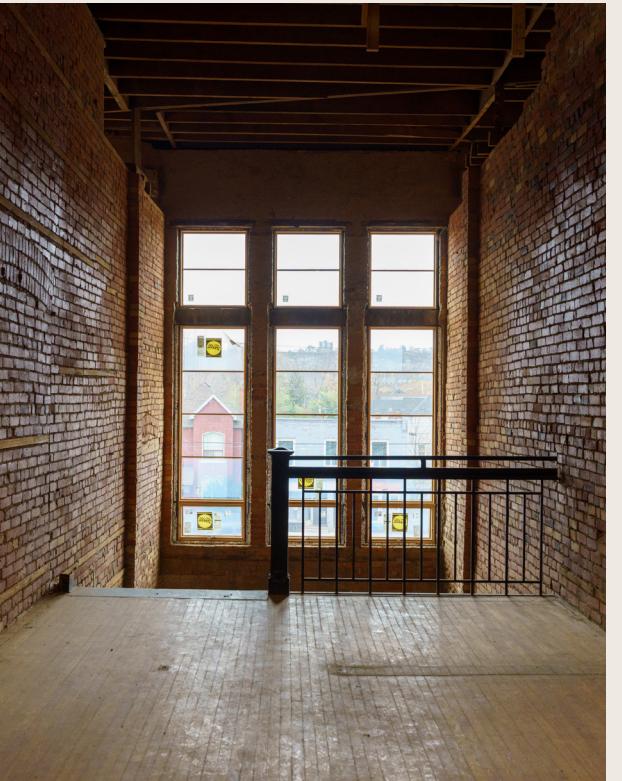
GEOTECHNICAL:

A Geotechnical investigation letter was completed on October 22, 2014 by Soil-Mat Engineers & Consultants Ltd.

CONSTRUCTION STATUS:

Renovations within the Building have commenced. All previously installed school fixturing has been removed including the drop ceilings and plastered walls. Additionally, new windows were installed, and interior framing has commenced.

INTERIOR PHOTOS



PLANNING & LAND USE SUMMARY

DEVELOPMENT SUMMARY:

The Site offers a partially built conversion project whereby the heritage designated Gibson School was planned to be converted into a residential condominium project containing 47 units. Within the original section of the school built in 1914, the site plan proposed converting the former classrooms and common areas into 42 loft-style units with ceiling heights ranging from 11 to 16 ft.

The remaining five units were planned to be two-storey townhouse style or live-work units through a conversion of the school gymnasium, an addition constructed in 1963. The above grade GFA of the Building is $\pm 37,100$ sq. ft., distributed across two storeys, with a basement containing an additional $\pm 15,900$ sq. ft. Amenity space was planned to be provided on the ground floor by way of a café and lounge that included an outdoor patio.

Parking for the Project was planned to be provided at-grade through the conversion of the existing school yard and a new parking lot at the southwest corner of the Site. Within the originally proposed site plan, the existing school yard was planned to contain 35 parking spaces, and an additional 5 spaces would be provided by a new parking lot on site.



STATUS:

The Site received zoning approval in August 2015 through By-law No. 15-184 by amending By-law No. 6593. The amendment rezoned the Site to "E/S-1724" (Multiple Dwellings, Lodges, Clubs, Etc.) that also included several special provisions. The special provisions pertain to but are not limited to parking requirements, permitted commercial space and definitions for the live/work units.

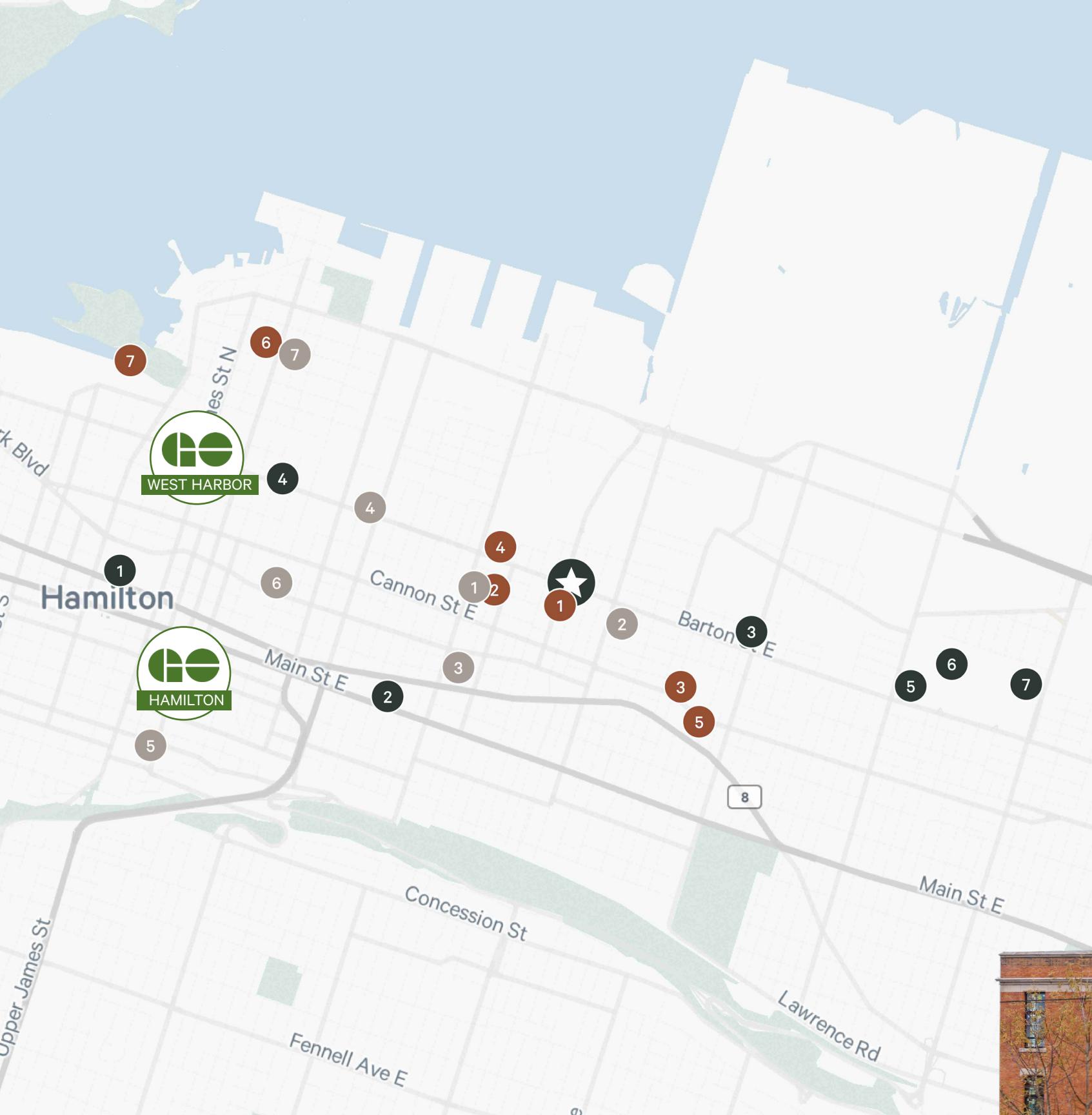
The Property was designated as a Property of Cultural Heritage Value in December 2016 through By-law No. 16-334. The heritage attributes of the Property include many features pertaining to the original section of the school built in 1914. Heritage Attributes of the Gibson School include the brick construction, interior iron staircases and the rectangular window openings, among others.

A Site Plan Application for the Property was conditionally approved in 2019. However, the understanding is that the application has lapsed.

CONCEPTUAL UNIT BREAKDOWN

Unit Type	# of Units	Size Range (sq. ft.)
Studio	5	500-700
One-Bedroom	26	650-1,200
One-Bedroom plus Den	4	900
Two-Bedroom	7	1,100-1,400
Two Floor Townhouse Style or Live/Work Units	5	1,175

NEARBY AMENITIES



RETAIL

- 1. Jackson Square
- 2. NoFrills
- 3. FreshCo
- 4. Food Basics
- 5. Walmart Supercentre
- 6. Metro
- 7. Canadian Tire

INSTITUTIONAL

- 1. Cathy Wever Elementary School
- 2. St. Ann Catholic Elementary School
- 3. Cathedral High School
- 4. Hamilton General Hospital
- 5. St. Joseph's Healthcare Hamilton
- 6. Dr. J.E Davey Elementary School
- 7. St. Lawrence Catholic Elementary School

RECREATIONAL

- 1. Powell Park
- 2. Norman Pinky Lewis Recreation Centre
- 3. Hamilton Stadium
- 4. Woodlands Park
- 5. Bernie Morelli Recreation Centre
- 6. Bennetto Community Centre
- 7. Hamilton Harbour Waterfront Trail



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BARTON ST E



OFFER SUBMISSION DATE TO BE ANNOUNCED

CBRE's Land Services Group has been retained as the advisor to seek offers for the disposition of the Property. Interested purchasers will be required to execute and submit a Confidentiality Agreement ("CA") prior to receiving additional due diligence materials. For more information on the offering process please reach out to one of the agents listed.

Confidentiality Agreement

Potential purchasers that require access to the data room must complete a CA and return it to: lsgta@cbre.com

CLICK TO SIGN CA

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OPEN HOUSE: THURSDAY, JANUARY 15TH, 2026 FROM 10AM-2PM

MLS: X12596936 & X12596920

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*Sales Representative **Broker

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